



9 Kelvin Court Overgang Road, Brixham, Devon, TQ5 8AR
Leasehold Flat - First Floor
£145,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

A very spacious and well appointed two bedroom flat in a popular and well maintained block right in the centre of the Brixham harbour area, with excellent access into the town centre and to the waterfront. Situated on the first floor from Overgang, access can be gained from either the top or the bottom of the Kelvin Court via the central spiral staircase.

Entering in through the PVCU front door to a spacious entrance hallway, there is a very good sized lounge/kitchen/diner with an excellent size first bedroom just off. The kitchen area is modern and well appointed, and there is a useful storage cupboard. Large picture window with a view over Overgang. There is a good sized family bathroom and versatile second bedroom to the end of the hallway. Being within a middle floor, the property is efficient to run and retains it's warmth well. There is electric heating serviced by modern electric radiators.

The flat is held on a 199 year lease from 1988. Maintenance is currently charged at £1600 per year which includes buildings insurance, and regular maintenance of the building and communal areas. Ground rent is £1.00 per year.



- Harbour Bowl Location
- Spacious Two-Bedroom Flat
- Well Presented & Looked After Throughout
- Super Long Term Investment
- Well Maintained Block
- Offered With No Onward Chain



Council Tax Band: B



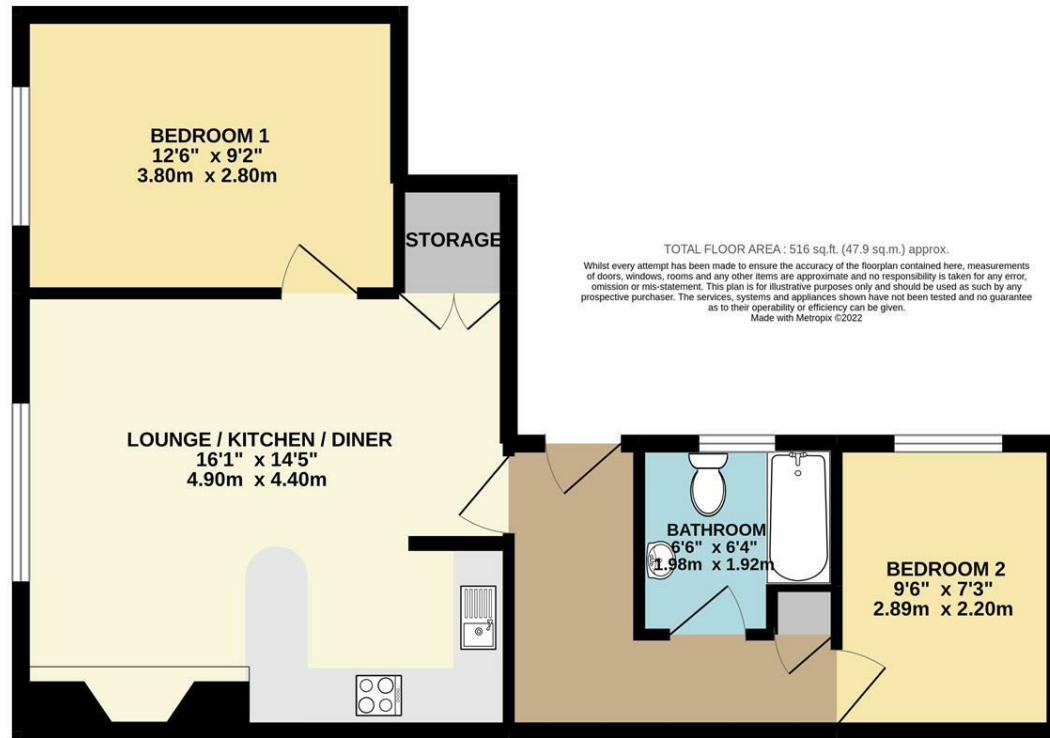
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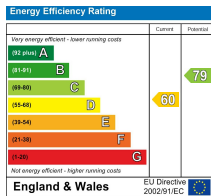


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LOWER GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



Current EPC Rating: D



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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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